003.0	0002	0022.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,141,500	/	1,141,500
USE VALUE:	1,141,500	/	1,141,500
ASSESSED:	1,141,500	/	1,141,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34	-36	EGERTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SPINOS KATIE
Owner 2:	
Owner 3:	
Street 1:	34 EGERTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .118 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Wood Shingle Exterior and 3138 Square Feet, with 3 Units, 3 Baths, 2 3/4 Baths, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5136.000	677,100	5,100	459,300	1,141,500
Total Card	0.118	677,100	5,100	459,300	1,141,500
Total Parcel	0.118	677,100	5,100	459,300	1,141,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.82 /Parcel: 363.82

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 2598

GIS Ref

GIS Ref

Insp Date 09/01/17

!258!

PREVIOUS ASSESSMENT

Parcel ID 003.0-0002-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	677,100	5100	5,136.	459,300	1,141,500		Year end	12/23/2021
2021	104	FV	649,300	5100	5,136.	459,300	1,113,700		Year End Roll	12/10/2020
2020	104	FV	649,400	5100	5,136.	459,300	1,113,800	1,113,800	Year End Roll	12/18/2019
2019	104	FV	486,700	5100	5,136.	488,000	979,800	979,800	Year End Roll	1/3/2019
2018	104	FV	486,700	5100	5,136.	355,900	847,700	847,700	Year End Roll	12/20/2017
2017	104	FV	432,300	5100	5,136.	310,000	747,400	747,400	Year End Roll	1/3/2017
2016	104	FV	432,300	5100	5,136.	264,100	701,500	701,500	Year End	1/4/2016
2015	104	FV	391,000	5100	5,136.	258,300	654,400	654,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:15:25

LAST REV

Date	Time
09/14/17	11:16:58
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 258

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21180-020		5/1/1991		75,000	No	No		A

USER DEFINED

Prior Id # 1:	2598
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/26/2002	576	Redo Bat	50,000	O		G4	GR FY04	REMODEL 2ND & 3RD

ACTIVITY INFORMATION

Date	Result	By	Name
9/1/2017	MEAS&NOTICE	HS	Hanne S
1/27/2009	Meas/Inspect	372	PATRIOT
9/20/1999	Meas/Inspect	267	PATRIOT
10/10/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5136		Sq. Ft.	Site		0	80.	1.12	1									459,265						459,300	

Total AC/HA:	0.11791	Total SF/SM:	5136	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	459,265	Spl Credit		Total:	459,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	2	Rating:	Average
3/4 Bath:	1	Rating:	Very Good
A 3QBth	1	Rating:	Good
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.98466134
Const Adj.:	0.98980200
Adj $ / SQ:	175.432
Other Features:	196150
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	831880
Depreciation:	154730
Depreciated Total:	677150

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

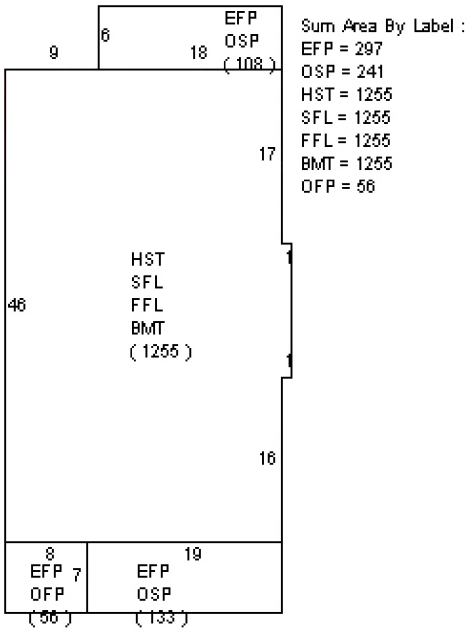
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	175.43
Special Features:	0	Val/Su Net:	135.77
Final Total:	677100	Val/Su SzAd	215.81

SKETCH



Sum Area By Label :
EFP = 297
OSP = 241
HST = 1255
SFL = 1255
FFL = 1255
BMT = 1255
OFP = 56

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,255	52.630	66,050
FFL	First Floor	1,255	175.430	220,167
SFL	Second Floor	1,255	175.430	220,167
HST	Half Story	628	175.430	110,083
EFP	Enclos Porch	297	36.020	10,698
OSP	Screen Porch	241	25.420	6,126
OFP	Open Porch	56	43.550	2,439
	Net Sketched Area:	4,987	Total:	635,730
Size Ad	3137.5	Gross Area	5614	FinArea 3138

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

003.0-0002-0022.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1920	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100